	4 - 14
PETITIC, FOR ZO	NING VACANCE #244  RE COUNTY: Y7-361-A
TO THE ZONING COMMISSIONER OF BALTIMO	
The undersigned, legal owner(s) of the prop- described in the description and plat attached here	erty situate in Baltimore County and which is eto and made a part hereof, hereby petition for a
Variance from Section Section 203.3.C to pe	ermit a 4' x 4' double-faced, free-
standing sign in lieu of the permitte	id 8 square foot sign
of the Zoning Regulations of Baltimore County, to following reasons: (indicate hardship or practical	CHICUITY :
We are a community serve	es des Crisis Pregnancies (Trans/women).  ion working as appoint/counsel.  appressed grad difficulty in  Pt. 140 makes slywing down difficult  grant the building lare hard to  ble when moving in traffic. 5how  worked seen.
e are a non-profit organization	appressed great difficulty in
impossible. The number and sig	21. 140 makes - Il wing dolon difficult
de de locate building, sign, de	weway se a traffect lagaret. Show
Property is to be posted and advertised as	prescribed by Zoning Regulations.
T an area to now expanses of shove War	lance advertising posting, etc., upon filing of this
petition, and further agree to and are to be bound Baltimore County adopted pursuant to the Zoning	d by the zoning regulations and restrictions of
The state of the s	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we
Leave G.M.C.	are the legal owner(s) of the property which is the subject of this Petition.
The contract of the contract o	Legal Owner(s):
ALPHO PRECNANCY CENTER	BROADUS B. WHITLECK JR
(Type or Print Name)	(Type or Print Name)  Brashy Multiple 1D
John M. Sangionis	Signature
408 MAIN ST	(Type or Print Name)  DATE 7/38
REISTERSTRUM MD 21136	(Type or Print Name)  DATE  200
City and State	Signature 1000
Attorney for Petitioner:	DP DP
(Type or Print Name)	408 MAIN ST 833 2655 Address Phone No. N 59,065
	REISTENSTOWN MD 71136W59,790
Signature	City and State
Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
	BROADUS B. WHITLOCK JE
City and State  Attorney's Telephone No.:	408 MAIN ST 833-7655
•	Address Phone No.
•	Baltimore County, thisday
of Ianuary, 19_87_, that the Sequired by the Zoning Law of Baltimore County	e subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County out Baltimore County, that property be posted, a Commissioner of Baltimore County in Room 1	
County, on the4th day of _	March
Tr act	· · · · · · · · · · · · · · · · · · ·

missioner of Baltimore County.

and Carry and the second of the contract of th

BEGINNING on the west side of Main Street 66 feet wide, at the distance of 128 feet south of the centerline of Glyndon Drive. Also known as 408 Main Street in the 4th Election District, Not South 85 degrees West 166 feet thence leaving said 2nd line and b, line of division South 12 degrees East 53 feet to the center of a Lane 15 feet wide to be left open for the use of the properties binding thereon thence along the center of said Lane with the use in common North 86 degrees East 162 feet to the West side of the Reisterstown Road and thence along the West side of said Road North 5 degrees 45 minutes West 6 feet to the end thereof, still North 5 degrees 45 minutes West 49 5/10 feet along the 1st line of the parcel of land from Weist to Choate, the place of beginning, containing .21 acres of land more or less.

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE W/S Reisterstown Rd. (Main St.) DEPUTY ZONING COMMISSIONER 128' S of Glyndon Drive (408 Main Street) OF BALTIMORE COUNTY 4th Election District Case No. 87-361-A Broadus B. Whitlock, Jr.

The Petitioner herein requests a zoning variance to permit a 4' x 4' double-faced, free-standing sign in lieu of the permitted 8 square foot sign.

\* \* \* \* \* \* \* \* \* \*

Testimony by and on behalf of the Petitioners indicated that existing at the above-referenced location is a Class A office building, occupied by an accountant, a sales representative and a community-based, non-profit pregnancy center which has been in operation approximately one year. The existing identification sign, which is in accordance with the R.O. provisions of the Baltimore County Zoning Regulations (BCZR) is inadequate for clients to locate the pregnancy center safely. Traffic on Main Street is heavy and there is no street parking on this portion of the road. A freestanding sign, double-faced so that it is visible to both north- and southbound traffic, is needed (see Petitioner's Exhibits 2 and 3). Although the present sign lists all three tenants of the building, the property owner is agreeable to a sign only large enough to provide center information. The sign will not be illuminated. There are dwellings with several apartments on each side of the building.

There were no Protestants.

Petitioner

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted in part.

PETITION FOR ZONING VARIANCE

4th Election District

Case No. 87-361-A

West Side of Reisterstown Road (Main Street), 128 feet South of Glyndon Drive (408 Main Street)

DATE AND TIME: Wednesday, March 4, 1987, at 11:30 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a 4 foot by 4 foot double-faced, free-standing sign in lieu of the permitted 8 square foot sign

Being the property of Broadus B. Whitlock, Jr. as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25 day of March, 1987, that a variance to permit a 2' x 4' double-faced, freestanding sign, in accordance with the plan submitted, be approved and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

- 1) The sign shall be no larger that 2' x 4' per side, double-faced, and not illuminated.
- The sign colors shall be black and white.
- When the pregnancy center is no longer located in the building, only signs allowed by the BCZR in effect at that time shall be permitted on the subject site.

Deputy Zoning Commissioner // of Baltimore County

THE RESERVE THE PROPERTY OF TH

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 Arnold Jablon

March 25, 1987

Mr. Broadus B. Whitlock, Jr. 408 Main Street Reisterstown, Maryland 21136



RE: Petition for Zoning Variance W/S Reisterstown Rd. (Main St.) 128' S of Glyndon Drive 4th Election District Case No. 87-361-A

Dear Mr. Whitlock:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

> Very truly yours, JEAN M. H. JUNG Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZCNING COMMISSIONER

February 25, 1987

Mr. Broadus B. Whitlock, Jr. 408 Main Street Reisterstown, Maryland 21136

> RE: PETITION FOR ZONING VARIANCE W/S Reisterstown Rd. (Main St.), 128' S of Glyndon Dr. (408 Main St.) 4th Election District - 3rd Councilmanic District Broadus B. Whitlock, Jr. - Petitioner Case No. 87-361-A

Dear Mr. Whitlock:

This is to advise you that \$74.94 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 33057

County, Maryland, and remit ng, Towson, Maryland

SIGN & POST

Alpha Pregnancy Center, 408 Mein St., RETURNED Peisterstown, Md. 21135

ADVERTISING & POSTING COSTS RE CASE #87-361-A

B BBS3\*\*\*\*\*\*\*\*\*\*\* SU4#1

VALIDATION OR EIGNATURE OF CASHIER

: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE W/S Reisterstown Rd. (Main St.) OF BALTIMORE COUNTY 128' S of Glyndon Dr. (408 Main :

St.), 4th District

Case No. 87-361-A

BROADUS B. WHITLOCK, JR., Petitioner

:::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 2nd day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to Broadus B. Whitlock, Jr., 408 Main St., Reisterstown, MD 21136, Petitioner; and John M. Sarigianis, Alpha Pregnancy Center, 408 Main St., Reisterstown, MD 21136, Contract



ZUANG OFFICE

Mr. Broadus B. Whitlock, Jr. 408 Main Street January 23, 1987 Reisterstown, Maryland 21136 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE
W/S Reisterstown Rd. (Main St.), 128' S of
Glyndon Dr. (408 Main St.)
4th Election District ~ N 10 47 W 51.3". VICINTY MAD Broadus B. Whitlock, Jr. - Petitioner 4 10' DOWN ON WAY ! Gene: 1'= 200' Case No. 87-361-A OL BW 56-154-5 (SAUTORY Sauge) 2-5 Bacel 6755/378 Wednesday, March 4, 1987 5 10.50 E PLACE: Room 301, County Office Building, 111 West Chesapeake 5 12° E Avenue, Towson, Maryland ايس آج ورور 6755/378 PET. EXH 2 gnacy PLAT FOR ZOWING VARIANCE HOTELNER HOTELNER OWNER: BRODOUS B. WHITEVER JO manne DIGITALE ATH ZOUED RO 408 MAIN STREET Scace: 1"=30" of Baltimore County ExistiNA UTILITIES IN 415 LANE REISTERSTOWN RD No. 29866 BALTIMORE COUNTY, MARYLAND Gorace OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 2/2 50021 AMOUNT \$ /50. Braice & France alpha Prograncy Center Zemen Vavance MAIN STREET 8 B026\*\*\*\*\*100001a 2118F MICROFILMED (39' Paring) (GG PALL) MICROFILMED VALIDATION OR SIGNATURE OF CASHIER ROSSILMED PET. EXH 1 87-361-A 00 NEWSPAPERS OF MARYLAND, INC. CERTIFICATE OF PUBLICATION CERTIFICATE OF POSTING stminster, Md., Feb. 12, 19.87..... PETITION FOR ZONING VARIANCE 4th Election District Case No. 87-361-A ZONING DEPARTMENT OF BALTIMORE COUNTY that the annexed ... Reg. .. #L98568..... P. 0 . #85069 87-361-A LOCATION: West Side of Reisterstown Road (Main Street). 128 feet South of Glyndon Drive (408 Main Street).

DATE AND TIME: Wednesday, March 4, 1987, at 11:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland TOWSON, MD., February 12 1987 ....жите в захижие eks/days previous District 4th Date of Posting 2-16-F7 February....., 19...87......, in the THIS IS TO CERTIFY, that the annexed advertisement was Variance y Times, a daily newspaper published published in THE JEFFERSONIAN, a weekly newspaper printed in Westminster, Carroll County, Maryland. Petitioner: Broadus B Whitsoh In. and published in Towson, Baltimore County, Md., appearing on News, a weekly newspaper published The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public basering. Location of property: W/S of Reisterstown Brad (maint St) in Baltimore County, Maryland. February 12 19 87 125' S' of Glyndon Dr. (408 main St) more County, will hold a public hearing:
Petition for Zoning Variance to permit a 4 foot by 4 foot double-taced, free-standing sign in lieu of the permitted 8 square foot sign.

Being the property of Broadus B. Whitlock, Jr., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any sequent for a stay of the issuance of said permit during this period for good cause shown. Such request mant be received in writing by the date of the hearing set above or made at the hearing.

By Order Of Times, a weekly newspaper published in Baltimore County, Maryland. Location of Signs. Un front of 408 main St NEWSPAPERS OF MARYLAND, INC. THE JEFFERSONIAN, Swan Sender Obrest MICROFILMED Date of return: 2 -20 - 57 Number of Signs: Cost of Advertising MICROFILMED By Order Of ARNOLD JABLON Zoning Commissioner of Baltimore County 2/092 Feb. 12. 32.18 MICROFILMED

David Fields, Acting Chief

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner February 20, 1987 Norman E. Gerber, AICP, Director

SUBJECT\_ Zoning Petitions No. 87-352-A, 87-353-A, 87-356-SpHA, 87-357-A, 87-361-A and 87-374-A

FROM Office of Planning and Zoning

There are no comprehensive planning factors requiring comment on these petitions.

NEG: JGH: 51b

STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon

Dear Mr. Jablon:

249, and 250.

Zoning Commissioner County Office Building

Towson, Maryland 21204

January 21, 1987

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate II

The Department of Traffic Engineering has no comments for items number 233, 234, 235, 237, 238, 239, 240, 241, 243, 244, 246, 248,

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE **一种的一种企业的企业的企业。** 

February 26, 1987

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

A Comment of the Comm

Chairman

MEMBERS

Bureau of

Engineering

Department of

Fire Prevention

Health Department

Project Planning

Building Department

Coning Administration

Board of Education

industrial

Development

Tratfic Engineering

State Roads Commissio

Mr. Broadus B. Whitlock, Jr. 408 Main Street Reisterstown, Maryland 21136

RE: Item No. 244 - Case No. 87-361-A Petitioner: Broadus B. Whitlock, Jr. Petition for Zoning Variance

Dear Mr. Whitlock:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER

-Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

Maryland Department of Transportation

State Highway Administration

Zoning Commissioner

County Office Building

Towson, Maryland 2120%

Mr. A. Jablon

January 6, 1987

RE: Baltimore County Item #244 Property Owner: Alpha Pregnancy Center Location: W/S Reisterstown Road (Maryland Route 140) 128' S. Glyndon Drive Existing Zoning: R.O. Proposed Zoning: Variance to permit a 4 x 4 foot double faced, freestanding sign in lieu of

Att: James Dyer

the permitted 8 sq. foot sign Area: .27 acres District: 4th

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, C/O Morris Stein at 333-1642, for all comments relative to zoning.

Very truly yours,

Charl P Charles Lee, Chief Bureau of Engr. Access Permits

by: George Wittman

CL-GW;es

cc: J. Ogle M. Stein w/att.

> My telephone number is 333-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

2] J. Zoning Advisory Committee Meeting are as follows:

Districts

APPLICABLE ITEMS ARE CIRCLED:

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standard

B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a

registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of comstruction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groupe require a one hour wall if closur than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 501. Section 1507. Section 1506.2 and Table 1502. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) \_\_\_\_\_, of the Baltimore County Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please set the attached copy of Section 516.0 of the Building Code as adopted by Fill \$17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments: It is assumed the necessary chicce and alteration permits have been acquired and are in compliance. Signs shall comply to Article 19 and the amendments of Council Bill #17-85.

E. These abtirviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 11 . Chesapeake Avenue, Towson, Haryland 21204. Mark & Sumber BY: C. E. Burnham, Chief & Building Plans Review

Fire Prevention Bureau

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE CHIEF

December 23, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towser Maryland 21204

RE: Property Owner: Alpha Pregnancy Center

Location:

W/S Reisterstown Rd., 128 ft. S Glyndon Dr.

Item No.:

Zoning Agenda: Meeting of 12/23/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

والمعروب والمحار وموالعا الأعطيع فوالدر

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

' ) 6. Site plans are approved, as drawn.

X) 7. The Fire Prevention Bureau has no comments; at this time.

Special Inspection Division

Current Planning and Development